

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FEET TO 3 FEET FOR AN EXISTING PORTABLE SHED (BILL & LISA ANN HARRISON, APPLICANTS).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Earnest McDonald **CONTACT:** Rich Steiger **EXT.** 7936

**Agenda Date** 2-23-04 **Regular** ☒ **Consent** ☐ **Public Hearing – 6:00** ☐

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FEET TO 3 FEET FOR AN EXISTING PORTABLE SHED (BILL & LISA ANN HARRISON , APPLICANTS); OR
2. **DENY** THE REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FEET TO 3 FEET FOR A EXISTING PORTABLE SHED (BILL & LISA ANN HARRISON, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

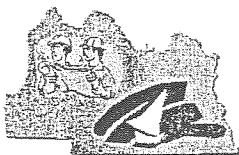
(District 1 – Maloy)

(Rich Steiger, Planner)

<b>GENERAL INFORMATION</b>	<b>APPLICANTS:</b> BILL & LISA ANN HARRISON <b>LOCATION:</b> 3589 JERICHO DRIVE <b>ZONING:</b> R-1AA (SINGLE FAMILY DWELLING DISTRICT)
<b>BACKGROUND/ REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANTS REQUEST A VARIANCE FOR AN EXISTING, UNPERMITTED, PORTABLE SHED THAT ENCROACHES 7 FEET INTO THE MINIMUM 10 FOOT SIDE YARD SETBACK.</li> <li>• A SIDE YARD SETBACK VARIANCE FROM 10 FT TO 3 FT IS THEREBY REQUESTED.</li> <li>• THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY.</li> </ul>
<b>STAFF FINDINGS</b>	<p>THE APPLICANTS HAVE SATISFIED THE CRITERIA FOR THE GRANT OF THE REQUESTED VARIANCE, AS STATED BELOW:</p> <ul style="list-style-type: none"> <li>• ON DECEMBER 16, 2003 THE APPLICANTS SUBMITTED A VARIANCE REQUEST AND WERE DENIED BECAUSE THERE WAS NO EVIDENCE PRESENTED TO</li> </ul>

	<p>DEMONSTRATE A HARDSHIP.</p> <ul style="list-style-type: none"><li>• ON JANUARY 27, 2004 A NEW VARIANCE REQUEST WAS SUBMITTED THAT CLEARLY DEMONSTRATES A HARDSHIP, WHICH IS AS FOLLOWS:<ul style="list-style-type: none"><li>○ THE PROPERTY CONSISTS OF NATURAL AND MAN-MADE FEATURES, WHICH ARE PECULIAR TO THE LAND AND THEREBY CREATE A HARDSHIP FOR THE COMPLIANT PLACEMENT OF THE SHED.</li><li>○ THERE IS A CONCRETE SEAWALL THAT TRAVERSES THE SOUTHERN THIRD OF THE REAR YARD THAT IS MAINTAINED BY SEMINOLE COUNTY. THE COUNTY PROHIBITS THE BUILDING OF ANY STRUCTURES WITHIN 3 FEET OF THE SEAWALL, THEREFORE, RESTRICTING ACCESS OF THE SOUTHERN THIRD OF THE PROPERTY FROM THE EAST PROPERTY LINE.</li><li>○ THE REAR YARD IS ALSO A HEAVILY WOODED AREA WITH A NUMBER OF LARGE MATURE TREES, WHICH RELEGATE THE PLACEMENT OF THE PROPOSED BUILDING TO THE DESIRED LOCATION.</li><li>○ THE SHED, AS PROPOSED WOULD ALLOW UNRESTRICTED ACCESS TO THE LAKE, FOR THE PURPOSE OF TRANSPORTING A BOAT FROM THE EXISTING BOAT SHELTER, AS SHOWN ON THE SITE PLAN.</li><li>○ THESE COMBINED PHYSICAL CONSTRAINTS CONSTITUTE SPECIAL CONDITIONS AND CIRCUMSTANCES, WHICH ARE PECULIAR TO THIS PROPERTY.</li></ul></li><li>• THE EXISTING SHED IS LOCATED ON A UTILITY EASEMENT; HOWEVER, IN A LETTER DATED JANUARY 14, 2004 GARY RUDOLPH (UTILITIES MANAGER OF SEMINOLE COUNTY'S ENVIRONMENTAL SERVICES DEPARTMENT), STATES THAT THERE ARE NO CONCERNS ABOUT THE EXISTING ENCROACHMENT. STAFF WOULD ALSO LIKE TO POINT OUT THAT THIS LETTER WAS UNAVAILABLE AT THE TIME OF THE ORIGINAL VARIANCE APPLICATION.</li><li>• THE GRANT OF THE REQUESTED VARIANCE WOULD NOT CONFER SPECIAL PRIVILEGES DENIED TO OTHER PROPERTIES IN THE HOWELL COVE SUBDIVISION, SINCE THE PROPOSED SHED WOULD BE CONSISTENT WITH THE TREND OF NEARBY AND ADJACENT SINGLE-FAMILY DEVELOPMENT.</li><li>• THE REQUESTED VARIANCE WOULD BE THE MINIMUM THAT WOULD MAKE POSSIBLE THE REASONABLE USE OF THE SUBJECT PROPERTY.</li></ul>
<b>STAFF RECOMMENDATION</b>	STAFF THEREBY RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE VARIANCE REQUESTED, SUBJECT TO THE FOLLOWING CONDITIONS:

	<ul style="list-style-type: none"><li>• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED BUILDING, AS DEPICTED ON THE ATTACHED SITE PLAN AND ELEVATION DRAWINGS.</li><li>• THE APPLICANTS SHALL REMOVE THE SHED WHEN THE WATER LINE OR WASTEWATER LINE REQUIRES SCHEDULED SERVICE OR THE SHED WILL BE MOVED BY SEMINOLE COUNTY AT THE EXPENSE OF THE APPLICANTS; AND</li><li>• ANY ADDITIONAL CONDITION(S) DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.</li></ul>
--	---



**COPY**

APPL. NO. BV2004-014

**APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT**

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

**APPLICATION TYPE:**



**VARIANCE** Side yard setback variance from 10ft. to 3 ft.



**SPECIAL EXCEPTION**



**MOBILE HOME SPECIAL EXCEPTION**

☐ EXISTING ☐ PROPOSED ☐ REPLACEMENT

MOBILE HOME IS FOR

YEAR OF MOBILE HOME \_\_\_\_\_ SIZE OF MOBILE HOME \_\_\_\_\_

ANTICIPATED TIME MOBILE HOME IS NEEDED \_\_\_\_\_

PLAN TO BUILD ☐ YES ☐ NO IF SO, WHEN \_\_\_\_\_

MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO



**APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	Bill & Lisa Ann Harrison	
ADDRESS	3589 Jericho Dr.	
	Casselberry, FL 32707	
PHONE 1	407-699-1629	
PHONE 2	407-252-7046 (cell)	
E-MAIL	LISAANN1228@aol.com	

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS: 3589 Jericho Drive, Casselberry, FL 32707

CURRENT USE OF PROPERTY: Residence

LEGAL DESCRIPTION: lot 11, Block M, Howell Core Second Section

as recorded in Plat Book 21, Page 84 & 85, Public Records, Sem. Cty, FL

SIZE OF PROPERTY: \_\_\_\_\_ acre(s) PARCEL I.D. 23-21-30-502-0M00-0110

UTILITIES: ☐ WATER ☐ WELL ☐ SEWER ☐ SEPTIC TANK ☐ OTHER \_\_\_\_\_

KNOWN CODE ENFORCEMENT VIOLATIONS \_\_\_\_\_

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on 02/23/04  
(mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole  
County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within  
this application are true and correct to the best of my knowledge.

Lisa Ann Harrison

SIGNATURE OF OWNER OR AGENT\*

1/21/04  
DATE

\* Proof of owner's authorization is required with submittal if signed by agent.



# ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

## APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

BCC PUBLIC HEARING DATE \_\_\_\_\_

## FOR OFFICE USE ONLY

### PROCESSING:

FEE: \$150 COMMISSION DISTRICT 1 FLU/ZONING LDR/R-1AA

LOCATION FURTHER DESCRIBED AS LOCATED ON THE SW SIDE  
OF JERICO DRIVE APPROX. 3/5 mi SE OF THE INTERSECTION WITH RED BUCK LAKE

PLANNER Earnest McDonald DATE 1/21/04

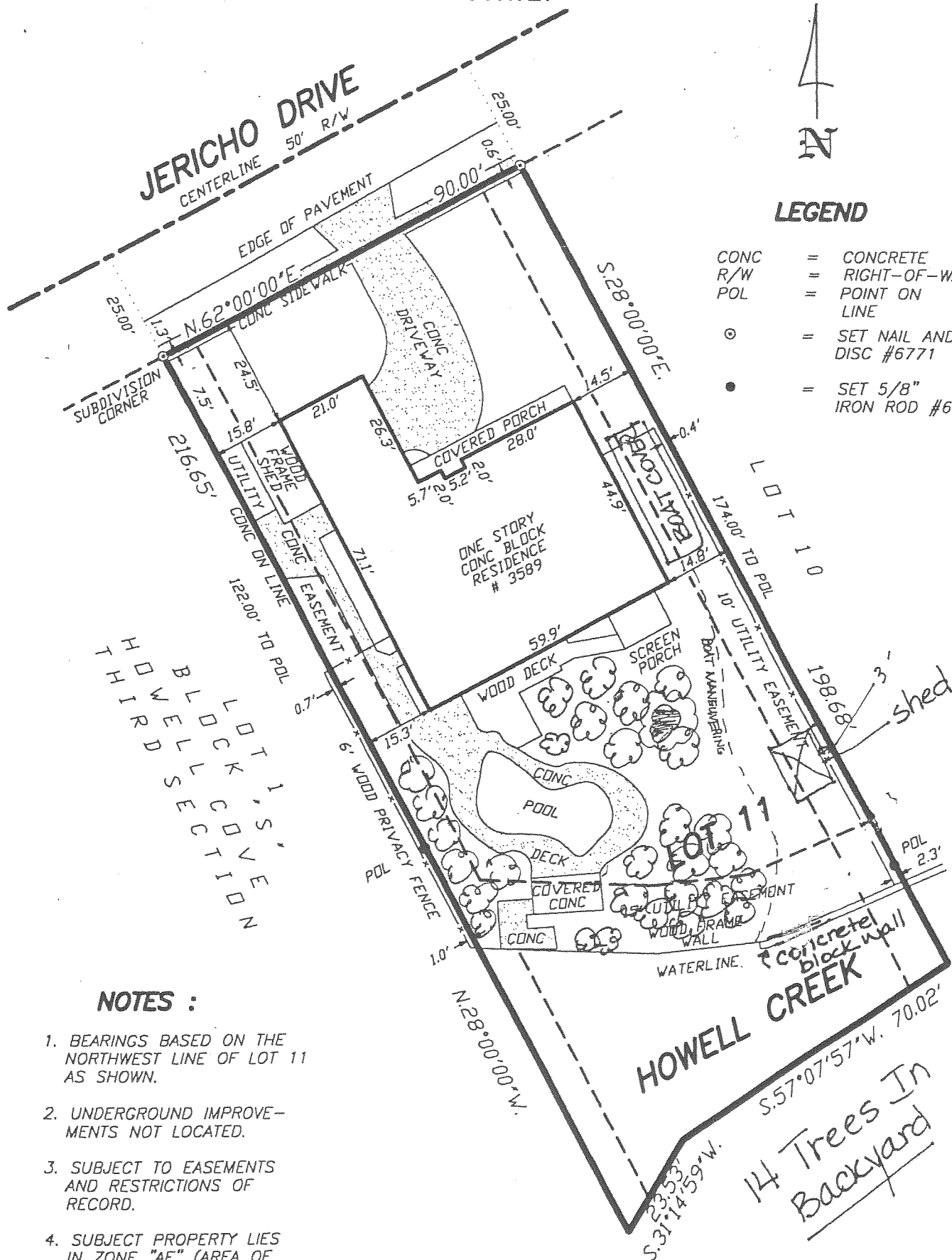
SUFFICIENCY COMMENTS Statement of Hardship: inability to building accessory building  
without removal of large, canopy tree or encroachment into existing pool.

# MAP OF SURVEY



## LEGEND

CONC	=	CONCRETE
R/W	=	RIGHT-OF-WAY
POL	=	POINT ON LINE
⊙	=	SET NAIL AND DISC #6771
•	=	SET 5/8" IRON ROD #6771




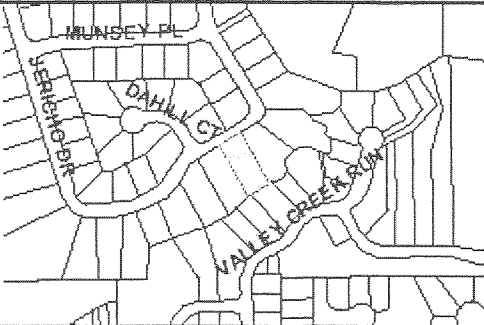

## NOTES :

1. BEARINGS BASED ON THE NORTHWEST LINE OF LOT 11 AS SHOWN.
2. UNDERGROUND IMPROVEMENTS NOT LOCATED.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. SUBJECT PROPERTY LIES IN ZONE "AE" (AREA OF 100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 120289 0145 E DATED 4/17/95
5. DATE OF FIELD SURVEY:

## BOUNDARY SURVEY

### DESCRIPTION:

LOT 11, BLOCK M, HOWELL COVE SECOND SECTION, AS RECORDED IN PLAT BOOK 24 PAGE 24

PARCEL DETAIL	REAL ESTATE	PERSONAL PROP.	TAX ROLL	SALES SEARCH	◀ Back ▶																																																															
 <p><b>Seminole County</b> Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																																																																				
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 23-21-30-502-0M00-0110    Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: HARRISON BILL M JR &amp; LISA A    Exemptions: 00-HOMESTEAD</p> <p>Address: 3589 JERICHO DR</p> <p>City,State,ZipCode: CASSELBERRY FL 32707</p> <p>Property Address: 3589 JERICHO RD CASSELBERRY 32707</p> <p>Subdivision Name: HOWELL COVE 2ND SEC</p> <p>Dor: 01-SINGLE FAMILY</p>			<p align="center"><b>2004 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$146,242</p> <p>Depreciated EXFT Value: \$6,392</p> <p>Land Value (Market): \$25,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$177,634</p> <p>Assessed Value (SOH): \$147,057</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$122,057</p>																																																																	
<p align="center"><b>SALES</b></p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>04/1999</td> <td>03643</td> <td>1049</td> <td>\$160,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1979</td> <td>01209</td> <td>0442</td> <td>\$82,000</td> <td>Improved</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>			Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	04/1999	03643	1049	\$160,000	Improved	WARRANTY DEED	01/1979	01209	0442	\$82,000	Improved	<p align="center"><b>2003 VALUE SUMMARY</b></p> <p>Tax Value(without SOH): \$2,637</p> <p>2003 Tax Bill Amount: \$2,033</p> <p>Savings Due To SOH: \$603</p> <p>2003 Taxable Value: \$118,610</p> <p align="center">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																																															
Deed	Date	Book	Page	Amount	Vac/Imp																																																															
WARRANTY DEED	04/1999	03643	1049	\$160,000	Improved																																																															
WARRANTY DEED	01/1979	01209	0442	\$82,000	Improved																																																															
<p align="center"><b>LAND</b></p> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>25,000.00</td> <td>\$25,000</td> </tr> </tbody> </table>			Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	25,000.00	\$25,000	<p align="center"><b>LEGAL DESCRIPTION PLAT</b></p> <p>LEG LOT 11 BLK M HOWELL COVE 2ND SEC PB 21 PGS 84 &amp; 85</p>																																																					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																																															
LOT	0	0	1.000	25,000.00	\$25,000																																																															
<p align="center"><b>BUILDING INFORMATION</b></p> <table border="1"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Gross SF</th> <th>Heated SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>1979</td> <td>6</td> <td>3,690</td> <td>2,156</td> <td>CB/STUCCO FINISH</td> <td>\$146,242</td> <td>\$162,491</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td colspan="6">SCREEN PORCH FINISHED / 88</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td colspan="6">OPEN PORCH FINISHED / 166</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td colspan="6">UTILITY FINISHED / 200</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td colspan="6">GARAGE FINISHED / 480</td> </tr> <tr> <td></td> <td>Appendage / Sqft</td> <td></td> <td colspan="6">ENCLOSED PORCH FINISHED / 600</td> </tr> </tbody> </table>						Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New	1	SINGLE FAMILY	1979	6	3,690	2,156	CB/STUCCO FINISH	\$146,242	\$162,491		Appendage / Sqft		SCREEN PORCH FINISHED / 88							Appendage / Sqft		OPEN PORCH FINISHED / 166							Appendage / Sqft		UTILITY FINISHED / 200							Appendage / Sqft		GARAGE FINISHED / 480							Appendage / Sqft		ENCLOSED PORCH FINISHED / 600					
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New																																																												
1	SINGLE FAMILY	1979	6	3,690	2,156	CB/STUCCO FINISH	\$146,242	\$162,491																																																												
	Appendage / Sqft		SCREEN PORCH FINISHED / 88																																																																	
	Appendage / Sqft		OPEN PORCH FINISHED / 166																																																																	
	Appendage / Sqft		UTILITY FINISHED / 200																																																																	
	Appendage / Sqft		GARAGE FINISHED / 480																																																																	
	Appendage / Sqft		ENCLOSED PORCH FINISHED / 600																																																																	
<p align="center"><b>EXTRA FEATURE</b></p> <table border="1"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>COOL DECK PATIO</td> <td>1981</td> <td>650</td> <td>\$967</td> <td>\$2,275</td> </tr> <tr> <td>FIREPLACE</td> <td>1979</td> <td>1</td> <td>\$480</td> <td>\$1,200</td> </tr> <tr> <td>POOL GUNITE</td> <td>1981</td> <td>450</td> <td>\$3,825</td> <td>\$9,000</td> </tr> <tr> <td>WOOD DECK</td> <td>1995</td> <td>350</td> <td>\$1,120</td> <td>\$1,750</td> </tr> </tbody> </table>						Description	Year Blt	Units	EXFT Value	Est. Cost New	COOL DECK PATIO	1981	650	\$967	\$2,275	FIREPLACE	1979	1	\$480	\$1,200	POOL GUNITE	1981	450	\$3,825	\$9,000	WOOD DECK	1995	350	\$1,120	\$1,750																																						
Description	Year Blt	Units	EXFT Value	Est. Cost New																																																																
COOL DECK PATIO	1981	650	\$967	\$2,275																																																																
FIREPLACE	1979	1	\$480	\$1,200																																																																
POOL GUNITE	1981	450	\$3,825	\$9,000																																																																
WOOD DECK	1995	350	\$1,120	\$1,750																																																																
<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																																																				

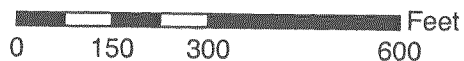
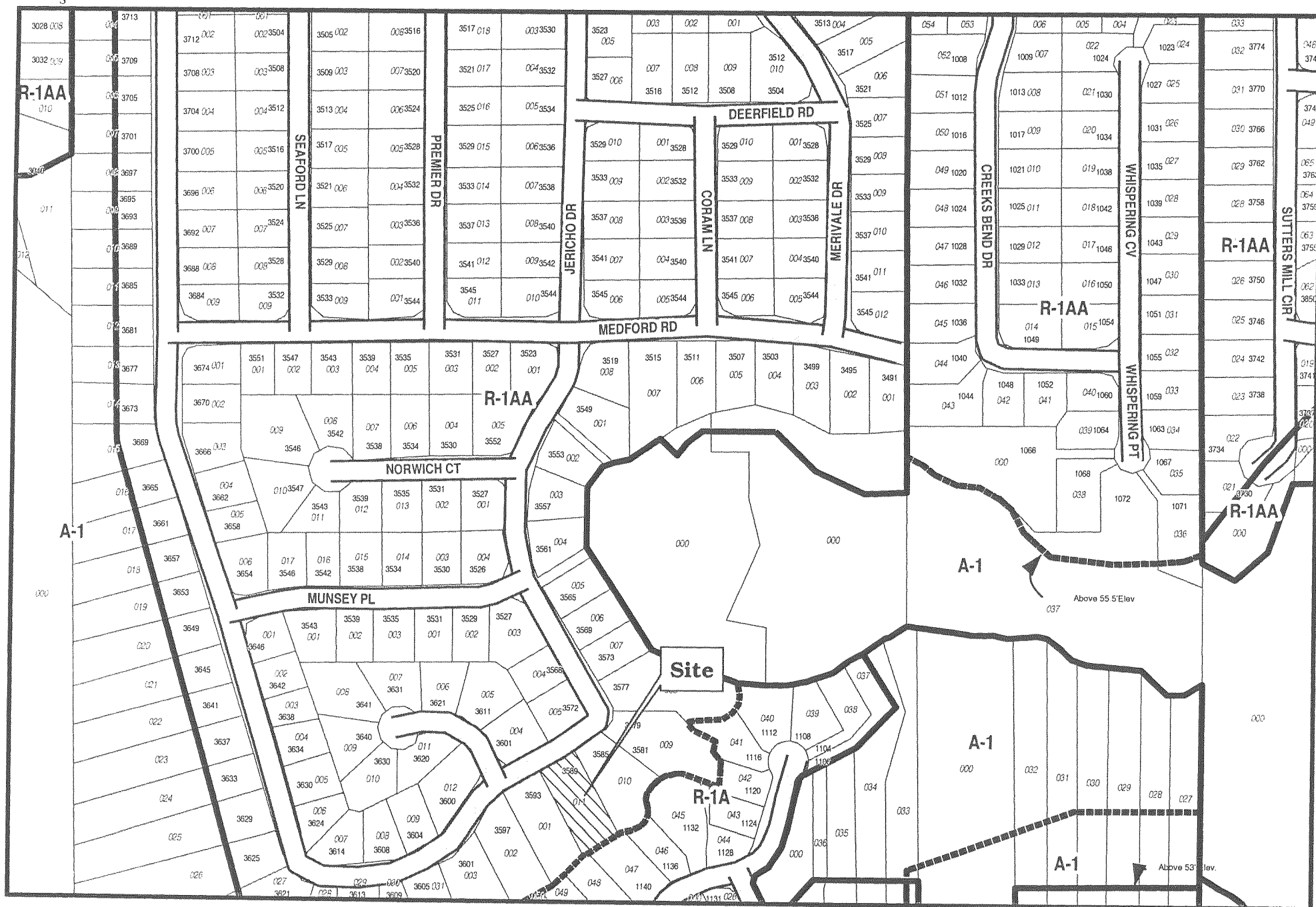
BACK

PROPERTY APPRAISER  
HOME PAGE

CONTACT



Bill & Lisa Ann Harrison  
3589 Jericho Dr.



*To: The Board of Adjustment - Seminole County*

*Re: 3589 Jericho Drive, Casselberry, FL*

*Date: February 5, 2004*

This letter is in reference to the hardship we will incur for the movement of our storage shed located at the above mentioned address.

We purchased this home 5 years ago due to the beautiful landscape and the waterway leading to Lake Howell directly behind our home. Our intentions are to put a boat hoist at the back of the property to access the lake by boat. Since Seminole County owns the concrete seawall on the west end of our property we have been informed by the County we can not put the boat hoist within 3 feet of that wall and must install it next to our wood portion of the seawall. Due to this request by the County, we would not be able to maneuver the boat through the utility easement and access the area where the boat hoist would need to be positioned.

To allow lake-accessibility for the boat we must have the area needed to back it in from the upper left side of the property (where the boat is stored) to the water where the hoist will be installed. We want to keep a very large hickory tree located just to the left of the drive as well as the vegetation around it. This would be the only other place we could position the shed allowing us access our boat hoist. The storage shed was carefully planned and positioned on the property for the boat to be maneuvered around it and to maintain the integrity of the large hickory tree as well as our existing landscape. We intend to put plantings around the storage shed and blend it in naturally to the surrounding area but have held off based on the approval of this variance.

We are asking the Board of Adjustment to grant us a variance due to this hardship.

*Bill & Lisa Ann Harrison*

Sincerely,

Bill & Lisa Ann Harrison

3589 Jericho Drive

Casselberry, FL 32707

(407) 699-1629

**Environmental Services  
Department**

# Memo

To: Matt West, Planning and Development Manager  
From: Gary Rudolph, Environmental Services Utilities Manager *GR*  
Date: January 14, 2004  
Re: Variance for Shed over Utility Easement

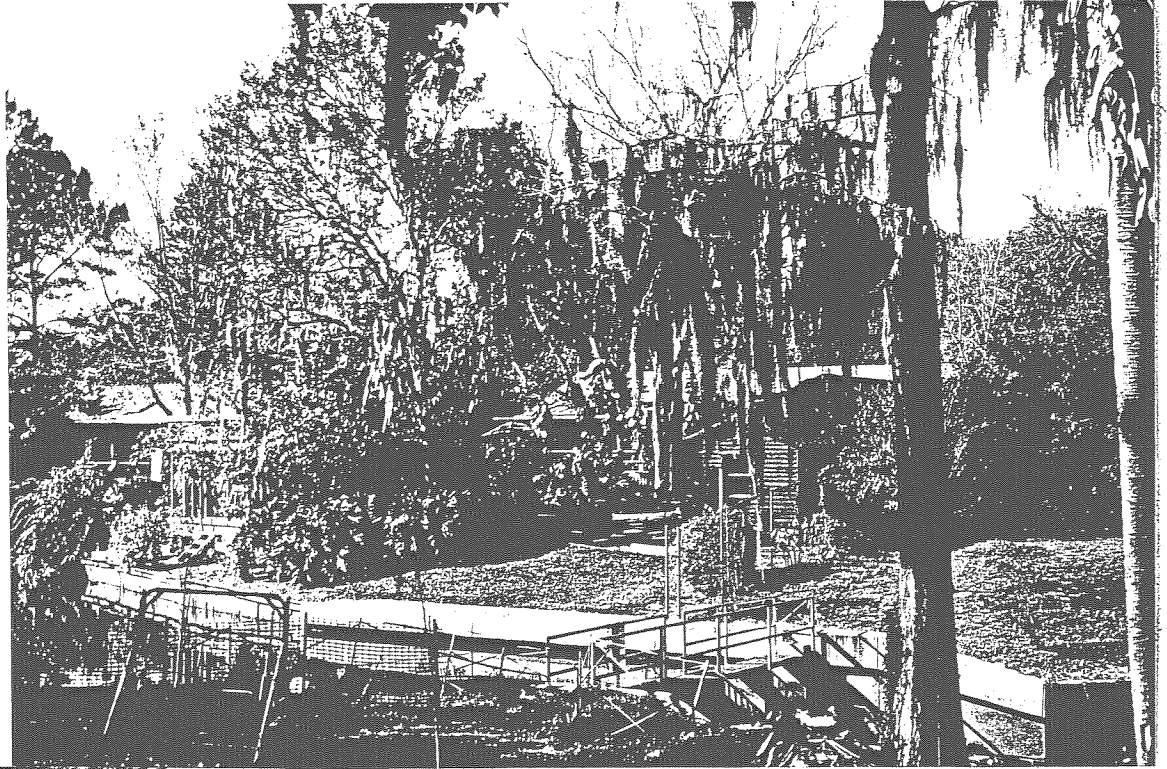
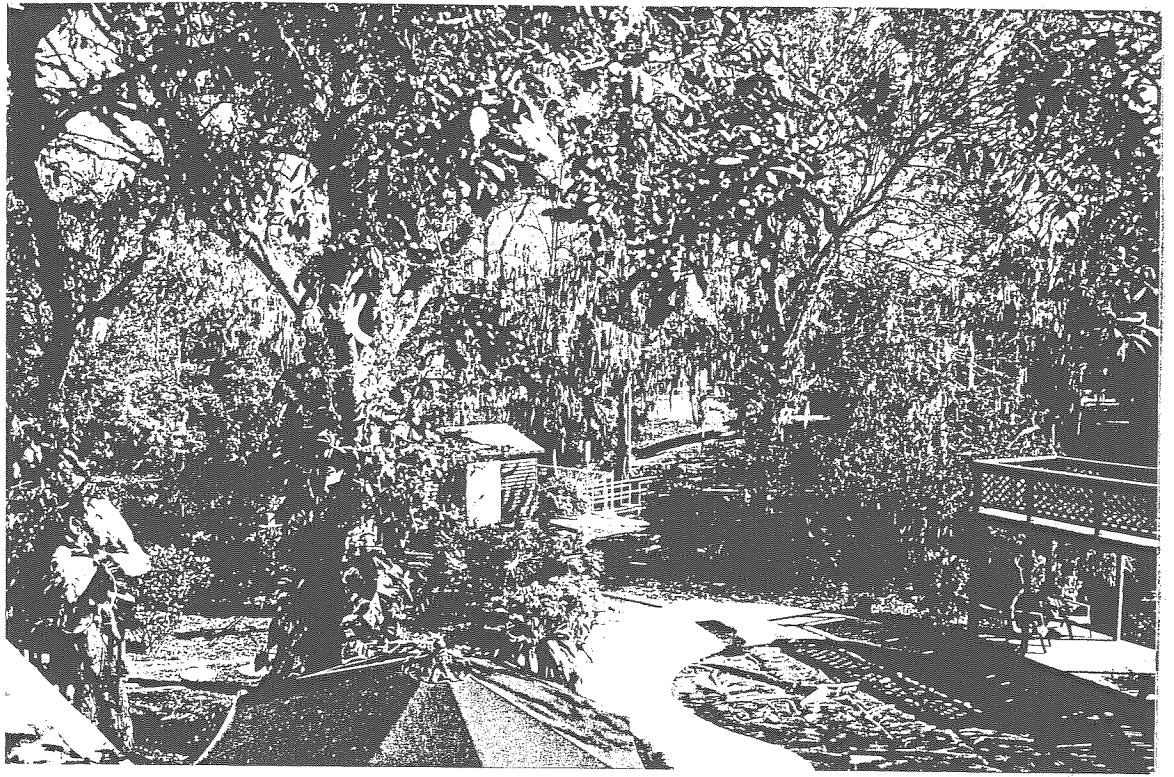
---

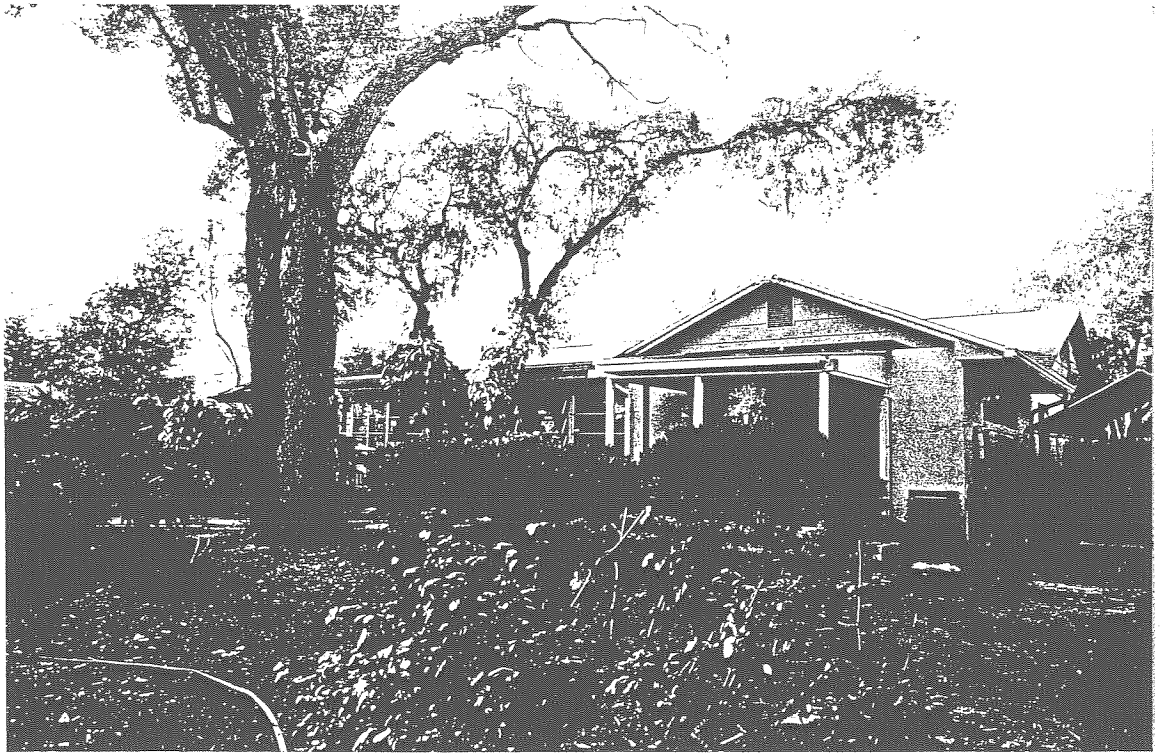
The Seminole County Environmental Services Department has no concerns on the shed that was placed at 3589 Jericho Drive within the utility easement except as noted within this document. We have spoken with Mrs. Lisa Ann Harrison and advised her that the shed is placed within the easement at the Harrison's risk. If the water line or wastewater line require scheduled service they have agreed to move the shed as soon as possible and if one of the lines break, the shed will be moved by Seminole County as needed for safety reasons at the risk of the Harrison's unless they can have it moved sooner. If the County has to remove the shed the Harrison's agree there will be no compensation for the shed or items within the shed.

If you have any additional questions do not hesitate to contact me at (407) 665-2020.

cc. Lisa Ann Harrison (Faxed 407-699-9604)  
Alan Willis, Development Review  
Project file

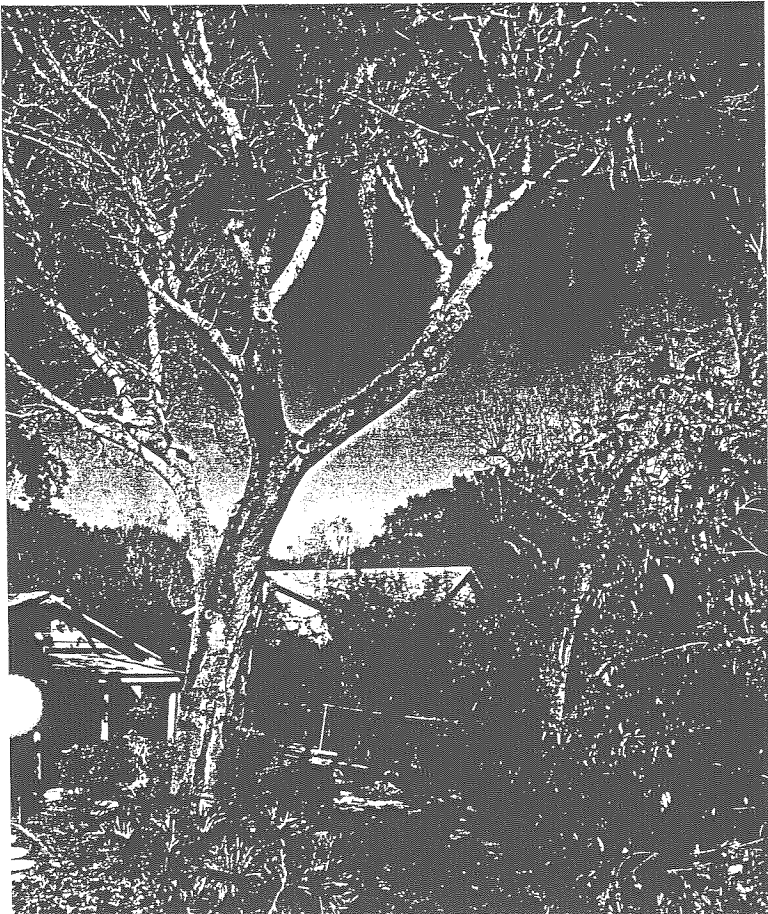








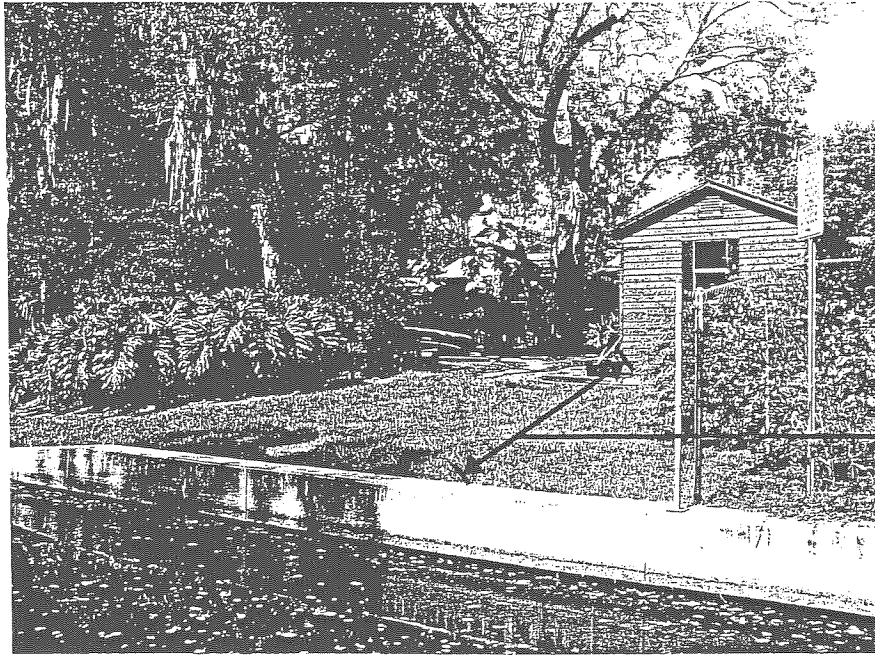




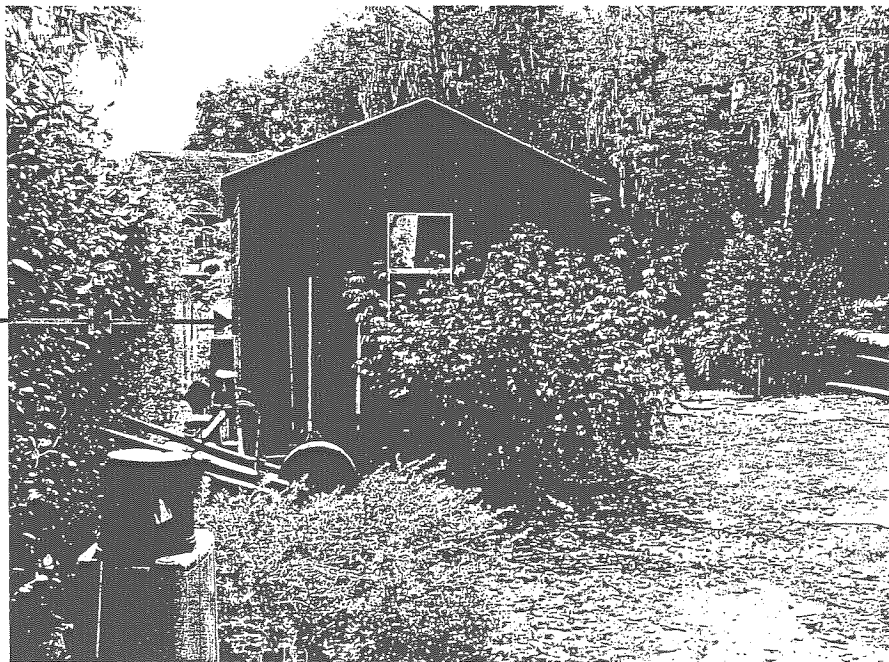




# Variance for Shed Placement



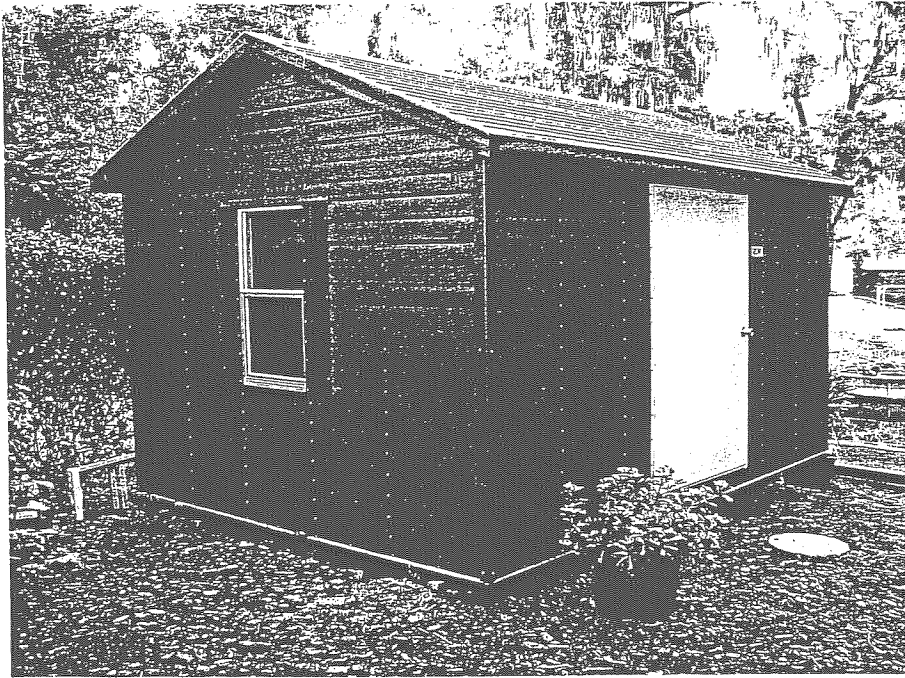
25 ft. 3 inches  
From Water's Edge



3 feet  
from Property Line

Bill & Lisa Ann Harrison, 3589 Jericho Drive, Casselberry, FL 32707  
Howell Cove Subdivision --Lot 11, Section 2

## Actual Photos of Shed



Bill & Lisa Ann Harrison, 3589 Jericho Drive, Casselberry, FL 32707  
Howell Cove Subdivision --Lot 11, Section 2

TO: Variance Committee  
Seminole County

FROM: Homeowners Association for Howell Cove

RE: *The Harrison's Request For Approval of Variance*

DATE: October 27, 2003

---

We have no objections to the shed and boat davit located at 3589 Jericho Drive, Casselberry, FL, 32707, located in the second section of our subdivision.

  
Howell Cove Homeowner's Association Representative

JOAN L. BARNES  
Print Name

Vice President  
Title

Address & Phone # for Representative

3545 PREMIER DR  
407-695-7798

TO: Variance Committee  
Seminole County

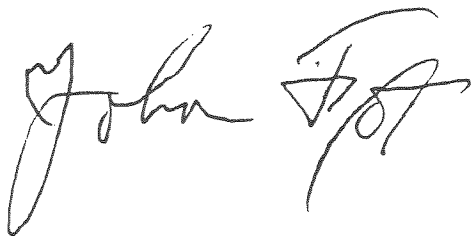
FROM: John & Linda Fox

RE: ***The Harrison's Request For Approval of Variance***

DATE: October 26, 2003

---

We have no objections to the shed and boat davit located at 3589 Jericho Drive, Casselberry, FL, 32707- which is directly adjacent to our property.

A handwritten signature in cursive script, appearing to read "John & Linda Fox".

*John & Linda Fox*  
3585 Jericho Drive  
Casselberry, FL 32707  
407-699-8064

TO: Seminole County Variance Committee

FROM: Lisa Ann Harrison

RE: *Placement of Shed on Utility Easement*

DATE: October 29, 2003

---

We have spoken with Alan Willis from the Seminole County Planning Department regarding the placement of our shed on the utility easement. He has received approval from Public Works to accept the placement of the shed on the easement with a memo from us agreeing to move the shed within 72 hours should they need to work on the underground utilities. That memo of agreement is attached with this application.

If you need any further information, please feel free to contact me.



cc: Alan Willis, Planning Department



TO: Alan Willis - Seminole County Planning (Fax: 407-665-7456)

FROM: Lisa Ann Harrison

RE: *Agreement to Move Shed When Necessary*

DATE: October 29, 2003

---

Thank you Alan for approving the placement of our shed on the side utility easement of our property.

With this approval we agree to move the shed within 72 hours of a request by Seminole County for work on the easement. We will submit our application for a variance by October 31st and attach this memo with it.

If we can assist you any further, please feel free to call on me.

*Lisa Ann Harrison*

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On February 23, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 11 BLK M HOWELL COVE 2ND SEC PB 21 PGS 84 & 85

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner:** BILL & LISA HARRISON  
3589 JERICHO DRIVE  
CASSELBERRY, FL 32707

**Requested Development Approval:**

REQUEST FOR REAR YARD SETBACK VARIANCE FROM 10 FEET TO 3 FEET FOR AN EXISTING PORTABLE SHED AS DEPICTED ON THE ATTACHED SITE PLAN

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Rich Steiger, Planner  
1101 East First Street  
Sanford, Florida 32771

**Order****NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  - a. The variance granted will apply only to the pool as shown on the attached site plan.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Matthew West  
Planning Manager

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Matthew West who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: